

**TOWN OF ROCKY HILL  
PUBLIC BUILDINGS COMMISSION  
MEETING OF MAY 11, 2015**

Present: Chairman Bryan Addy, Commissioner Chris Ford, Commissioner Sal Ganci and Commissioner Peter Parrotta. Also present were: Jim Sollmi (Director of Community Development Services), John Mehr (Finance Director), Mike Sorano (Friar Associates), Adam Palmer (Friar Associates), Tyson Burk (O & G Industries, Inc.) and Lorel Purcell (O & G Industries, Inc.).

Absent: Vice Chairman Todd Marchand, Commissioner Tom Beaudoin and Commissioner Jay Kelly.

**1. CALL TO ORDER**

Chairman Addy called the May 11, 2015 meeting of the Public Buildings Commission to order at 5:35 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

**a. Approve Minutes of April 13, 2015**

**Commissioner Ganci made a motion to approve the Minutes of the April 13, 2015 meeting of the Public Buildings Commission. The motion was seconded by Chairman Addy and adopted by those present with Commissioner Ford and Commissioner Parrotta abstaining.**

**2. OLD BUSINESS**

**a. RHHS Project – Construction Update**

Tyson Burk said the brick veneer is almost complete. The air handlers are on the roof. The generator has been set this past month and approximately 80% of the HVAC is installed in the new addition. They are getting ready to do the pressure testing on the pipes. The final parging of the interior masonry walls is being done in the band and chorus room and the multipurpose room. The roof is approximately 95% complete now and it is set in precast. Their turnover date is in August. He asked the Commission if they had specific questions about any areas.

Commissioner Ganci asked if they are being held up in any area now where they need anything from anybody at all. Tyson Burk said no. Commissioner Ford asked if any testing is being done to the air vapor barrier in the cavity. Tyson Burk said the Commissioning Agent is testing that. Commissioner Ford confirmed that there have been no problems so far and Tyson Burk said there have been no problems at all. Chairman Addy told Tyson Burk that he will coordinate with him to have a walkthrough scheduled for this Commission within the next week or so.

Commissioner Parrotta asked Tyson Burk if Mike Mancini (Director of Facilities for the Bd of Ed) is always at their job meetings (Thursday morning meetings at 9:00 a.m.) and Tyson Burk said yes. Commissioner Parrotta asked if there is more than one job site meeting (each week, etc.) and Tyson Burk said that is the job site meeting for this project. Commissioner Parrotta asked if that meeting is onsite and Tyson Burk said that meeting is held in the office (Bd of Ed's). Commissioner Parrotta asked if there are any meetings held onsite with any representative from the Town when all of the subs are talked to with regards to the project. Tyson Burk said no but they have their PM meeting at noon on Thursdays and he told them if they want to attend that then they are more than welcome to. Commissioner Parrotta didn't know the protocol for a public sector project. Commissioner Ganci said most of the time that the subs only meet with the Construction Manager and then there is a separate meeting for the owners and Architect.

Commissioner Parrotta asked if the generator is the big one. Tyson Burk said that is the permanent one. The generator is going to be for the backup power if the school loses power but this won't be fully operational until the middle of July when they get the main power in. Chairman Addy asked if they are planning on having any shrubbery planted around it. Tyson Burk said once the transformer is set in July then a fence will be put around that to protect it and there will be a berm that will go up in front of that.

**b. RHHS Project – Change Order Update**

Chairman Addy said Finance Director Mehr had left Change Order # 6, in the amount of \$74,459.23 on the table for the Commissioners. Chairman Addy asked Tyson Burk if this was written correctly. Tyson Burk said yes and he said that the items from their contingency that they haven't settled yet aren't included in the total. The large item on this is the sewer line. Chairman Addy asked Finance Director Mehr if the total is correct and he said yes. Chairman Addy asked the Commissioners if they had any specific questions regarding the Change Orders. He said their Change Order Subcommittee has seen a couple of these. The smaller ones have been approved by Finance Director Mehr, Jim Sollmi and Mike Mancini. Commissioner Parrotta asked the Commissioners if all of the concerns on these have been vetted. Commissioner Ganci said yes for any of the ones they have seen so far. He asked Tyson Burk if the \$74,459.23 is total net out of his (Construction Manager's) contingency or if that is their (Owner's) portion of it. Tyson Burk said it is their portion of it. Commissioner Ganci referred to the descriptions on the back of the paperwork and he asked Tyson Burk if what comes out of his (Construction Manager's) contingency has been identified. Tyson Burk said the front two pages are an abbreviated version of the PCO and the back page explains how they got there. Commissioner Ganci clarified that some are being charged to O & G Industries, Inc.'s contingency for now, some are being charged permanently and the balance net difference is the \$74,459.23. Tyson Burk said yes. Chairman Addy referred to Page 2 of this paperwork and the third, fourth, sixth and eighth lines. Those aren't stating if those are coming out of the Construction Manager's contingency or the Owner's. Tyson Burk said he doesn't have a line item in his program for the Owner's contingency and he just has a Construction Manager's contingency so this will be going to the Owner's contingency if it doesn't have a Construction Manager's contingency coming out of it. Chairman Addy then said he saw this. Commissioner Ganci told the members of this Commission who weren't involved in all of the Change Order

discussions that some of the Construction Manager contingency items they mentioned are still being reviewed by him and Chairman Addy. Commissioner Ganci said he and Chairman Addy have most of their information put together and he asked Tyson Burk if they can sit down with him as soon as they can make some time. Tyson Burk said yes. Commissioner Ganci said everyone will be brought up-to-date at this Commission's next meeting. This has to be paid because the work has been done. This is just a question of what contingency they are talking about. Tyson Burk said this was taken out of the Construction Manager's contingency in order to pay the contractors and to keep the money flowing.

**Commissioner Parrotta made a motion to approve Change Order # 6 in the amount of \$74,459.23. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

**c. Stevens School Sprinkler Project Update**

Lorel Purcell believes they went out to bid on April 30, 2015 for this and the bids are due on May 27, 2015, which they aren't planning on changing. There were two different bid packages set up for this. One is the general trades elevator bid package and the other one is the fire protection one. There had been a non-mandatory pre-bid meeting held on May 7, 2015. Three general trades' contractors showed up for that and there were five fire protection bidders. Two schedule options have been come up, which are both included in the bid documents, because there is a concern about trying to get all of this work done this summer and there is a concern as to which contractors would be interested in that. The contractors are being allowed to do a combination bid of the two different trades and either schedule option. They have heard feedback from some contractors saying they are too busy this summer (i.e. G. Donovan Associates). She thinks there might be three contractors (W.J. Mountford, Noble Construction and J.A. Rosa Construction), with two other possibilities for the general trades. It looks like there are three fire protection contractors, with two "up in the air". She isn't sure what the numbers are going to look like because it looks like they are hitting the street late for the summer. She had to re-request the wage rates because those had expired by the time they got approval to go out to bid. She got those. Those will be reissued in Addendum # 1 and that will be issued this Thursday or Friday.

Commissioner Parrotta asked if they have an option not to do this if this doesn't prove out worthy or if they have to have this happen no matter what the cost is. Lorel Purcell said that wasn't a question for her to answer. Chairman Addy confirmed that they are only approved up to an "X" amount with the State. Mike Sorano said yes. Lorel Purcell said they will have to see where the numbers come in.

Commissioner Ford asked if there has been any update on the elevator with the school facilities. Lorel Purcell said they were allowed to go out to bid with a caveat. She believes the vestibule will be considered non-reimbursable. This is being priced as an alternate. Commissioner Ford asked if the shell to enclose the elevator isn't reimbursable. Lorel Purcell said the vestibule part is considered being non-reimbursable so they can't get paid for the access onto the elevator. They probably could have asked for pricing afterwards but the State can't question anything this way now. Chairman Addy asked how much the State scrutinizes the numbers and he asked if

they refer back to a square foot number. Lorel Purcell said this isn't the State but this will be for when they get audited seven to ten years later. The paperwork that is in place will be all that matters. Chairman Addy referred to the lead time and schedule for the elevator. Lorel Purcell said Otis has been talked to in order to make them aware of this project but she doesn't know if they are planning on bidding this. There are all of the critical shop drawings and the lead time is in the schedule. The lead time for the elevator is sixty days. Chairman Addy asked if Otis spec'd electric traction. Lorel Purcell thinks this is hydraulic. She asked them if they had a preference if either the electric traction or the hydraulic is more readily available. Adam Palmer said this will be as long as they can fit it in the footprint they have. Commissioner Ford thinks that the electric traction will be for a larger shaft typically and they also won't get advantage of the speed if they do that but he doesn't think this would be recommended because there will only be two stops for the elevator.

Commissioner Ford asked if there was a summary of the two schedules. Lorel Purcell said Schedule # 1 (first option) is the summer schedule for the sprinklers. There will have to be two distinct and separate work crews, six days per week for this summer. They have heard a lot of pushback about there being no way that someone will want to do this. The second option will be for this to start in the summer and go until mid-November with a single crew. This will be second shift. The fall schedule will involve mobilizing and demobilizing every night pretty much. Two to three hours of work will be lost every night just by them preparing and un-preparing. She said neither schedule is ideal.

Commissioner Parrotta asked Jim Sollmi if they have hydraulic elevators everywhere and if the service is done through Otis. Jim Sollmi said they have hydraulic elevators for the most part and there are contracts with all of the companies that service these. Lorel Purcell said there is nothing saying that Thyssen Krupp can't submit something because they make elevators. Commissioner Ganci asked Lorel Purcell if she has been reaching out to the same contractors that are about the same size of the general contractor that she had mentioned earlier. Lorel Purcell said she didn't have her original list but she thinks they reached out to some smaller contractors this particular time. Commissioner Ganci told Lorel Purcell that she might want to consider some of the larger contractors because he knows they aren't really busy. Lorel Purcell said she reached out to the standard contractors, as well as tried to pull in some smaller local ones. Commissioner Ganci said he was talking about general contractors for the general trades. Lorel Purcell said this was everybody that they solicit normally.

#### **d. West Hill School Sprinkler Project – Change Order Update**

Chairman Addy believes this is still tabled until they go through a few things and Finance Director Mehr said yes. Chairman Addy said he has a meeting scheduled for this Wednesday morning to go through this so this hopefully can be resolved by this Commission's next meeting.

### **3. NEW BUSINESS**

Chairman Addy didn't believe there was any new business.

### **4. ANY OTHER BUSINESS**

Chairman Addy guessed they could talk about the Charter Revision which he had mentioned at this Commission's last meeting. This was with regards to whether the Commissioners had anything that they would possibly like to have put in this or any opinions as to how Section 609 (Public Buildings Commission) of the current Town Charter can be modified, etc. to benefit this Commission. He asked Finance Director Mehr what the deadline is for comments. Finance Director Mehr said this is trying to be put together now so that there can be some public hearings this June. He thinks they are looking for some information this month. Chairman Addy told the Commissioners to e-mail him this week and they will put something together. Commissioner Parrotta asked if there was any feedback as to where this fits. This Commission was established per the Town Charter and then the Government Operations Committee was added to supersede this Commission. He asked what the new look is going to be. That might help him determine his comments. All kinds of people are involved now and this has hindered this Commission in his opinion. Chairman Addy thinks the goal is to try to eliminate the number of different Committees and meetings, as well as the steps. He doesn't know how they can reduce the Committees or give this Commission the final say on something pending the approval of the Town Council if this comes to financial things. He guesses that past events, which happened with this Commission and the higher Committees that have reversed decisions, are trying to be improved upon. Commissioner Parrotta thinks this revision is a good thing and he confirmed that nothing is "set in stone yet". Finance Director Mehr said nothing is yet and he told them they might want to want provide feedback so it can be incorporated in. There will be a draft eventually for a public hearing and there will be more constructive criticism.

**5. CORRESPONDENCE, COMMUNICATIONS**

There was no communications or correspondence.

**6. BILL PAYMENT RECOMMENDATIONS**

**a. Friar Associates**

Chairman Addy asked Mike Sorano if he wanted to explain an item on this invoice. Mike Sorano said the second item on this invoice is an amendment to their contract for additional service for the modification to the lower level of the Rocky Hill High School plan. The Bd of Ed had made modifications to the lower level. He said modifications to the ed spec had happened probably in January. This was voted on by the Bd of Ed and then the Government Operations Committee. The changes were approved. They fortunately had a little foresight that this was coming so the main ductwork in the proper direction was modified knowing what they thought they were going to do. The additional service is for the reworking of the engineering. Some rooftop units and ducts, etc. had to be modified. A proposal request was put together and that is being structured currently. They will have to go up to the State to get a modification to the approved plan. The additional service to the contract will be a total not to exceed \$30,000. He will get Finance Director Mehr the paperwork in the morning. Chairman Addy said this Commission would basically be approving the \$25,300 invoice contingent upon Mike Sorano getting the Change Order to Finance Director Mehr to sign so that he can bill \$15,000 from the \$30,000. Commissioner Ganci asked Mike Sorano if he is on T & M currently because he had

mentioned that this was not to exceed a certain amount. Mike Sorano said it is that more or less and they are trying to keep the damage to a minimum.

**Commissioner Ford made a motion to approve the payment of Friar Associates' invoice in the amount of \$25,300. This is contingent upon Friar Associates getting the official Change Order over to Finance Director Mehr for signatures. The motion was seconded by Commissioner Ganci and adopted unanimously by those present.**

**b. O & G Industries, Inc.**

**Commissioner Ganci made a motion to approve the payment of O & G Industries, Inc.'s Application # 8 in the amount of \$2,338,521.07. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

**c. Consulting Engineering Services (CES)**

**Commissioner Parrotta made a motion to approve the payment of Consulting Engineering Services, Inc.'s invoice in the amount of \$2,925. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

**d. EnviroMed Services**

**Commissioner Ganci made a motion to approve the payment of three EnviroMed Services, Inc.'s invoices in the amount of \$2,124, \$3,585 and \$1,566. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

At this point, Lorel Purcell mentioned that they are only giving them until June 1, 2015 to approve whether or not to proceed with the contract for the Stevens School sprinkler project. There is a Town Council meeting on June 1, 2015. She told this Commission that they will be looking for them to have a quick meeting that evening too and she told the Commissioners to start thinking about what they will want to do if the price comes in higher than what is budgeted. They will need to have a super Committee meeting that evening if they are going to proceed with this. Finance Director Mehr told them that they might want to meet the week before that. Lorel Purcell said they will be doing scope reviews the Thursday and Friday of that week. She will send the bid results out to them when they get them that Wednesday evening (May 27, 2015). She also said that something can be sent out that Friday after as to where they are with this. Commissioner Ganci asked Lorel Purcell if she can give them a reminder of the budget on top of that e-mail. Finance Director Mehr said there is no formal budget for this yet because of the elevator project. They appropriated \$750,000 in this current year's budget for the sprinklers. They do have money available in next year's budget and they will determine what the budget will be for this project based on the bids that come in. A decision will then have to be made by some Committees as to what the priorities are for the school projects. Commissioner Ganci asked how they will vote on something like this exactly and he said they know what the \$750,000 is. Finance Director Mehr said there is money in next year's budget for school improvements but this hasn't been specific to certain projects. Money will be appropriated out of Capital Improvements next year that will be designated for the Stevens School sprinkler

project. Commissioner Ganci said O & G Industries, Inc. must have done some budget on this and Lorel Purcell said no. Commissioner Ganci said the elevator is a two story one and usually there is a construction cost of \$35,000 to \$40,000 per floor. Lorel Purcell said they are thinking that the elevator will be \$80,000 and she mentioned that a cost estimate was done but she doesn't know what the budget is. Commissioner Ganci said there must be some guideline for this Commission to look at and he asked what they would expect the cost to come in at per floor for the elevator. Jim Sollmi told this Commission that he doesn't think they are going to deny or approve this project based on the bids. He told them that they can hopefully talk about the scopings after the review of the bids and the contractors. They will basically be looking at the overall proposal and whether or not the contractor is qualified. Commissioner Ganci asked who will be helping to determine if the construction cost is way overstated from what it could be one year from now. There has to be some basis before a decision is made. Chairman Addy said maybe they can get together the Friday before June 1, 2015. Lorel Purcell said she wants everyone to start thinking about what they are going to do. Commissioner Ganci understands and he said these are some of the things they are going to be asking for. He asked Lorel Purcell if they can even be given an estimate of what she thinks this should come in at. Lorel Purcell said they will possibly be looking at escalation if they wait until next year but it will be a more reasonable schedule and people will be lining their work up. More people will be interested in the project. Commissioner Parrotta referred to the budget and said this is in the budget but he questioned if this may or may not happen. Finance Director Mehr said there is \$250,000 in the proposed budget and there is \$750,000 in this for the current year. They aren't sure if this will be enough money though to cover this project because of the late start of this and the double shift. He thinks this is Priority # 1 though so if there isn't enough money then they will take money from other projects. Commissioner Parrotta asked if this is a "must do project" this year. Finance Director Mehr said this is a project that they would like done this year and especially during the summer months. Commissioner Ganci asked if the sprinkler portion of this is a must and if they are hoping for the elevator part. Lorel Purcell thinks they are both equally important. Commissioner Ganci asked if these are two different project numbers. Mike Sorano said no. Commissioner Ganci confirmed that these are under one State number and Mike Sorano said yes. Commissioner Ford said they will have something even if they can get an estimate from O & G Industries, Inc. Commissioner Ganci asked for this to be issued between now and that Friday. Chairman Addy said via e-mails, they will figure out a date and time for them to go through this.

## **7. ADJOURN**

**Commissioner Parrotta made a motion to adjourn the meeting at 6:19 p.m. The motion was seconded by Commissioner Ganci and adopted unanimously by those present.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary